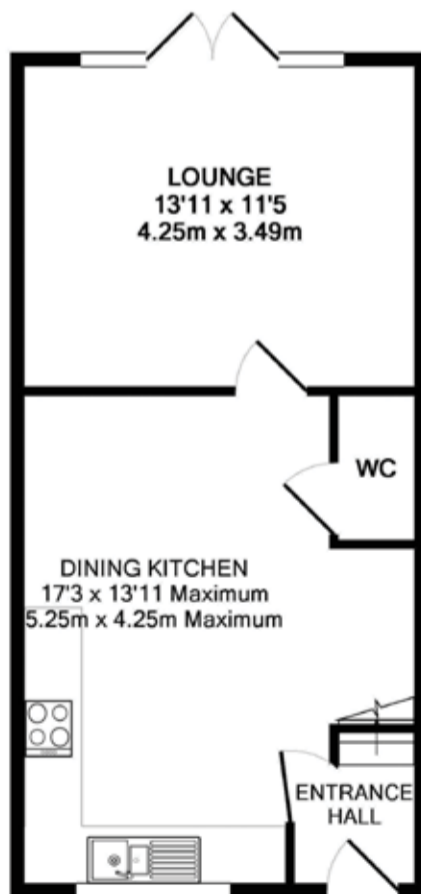




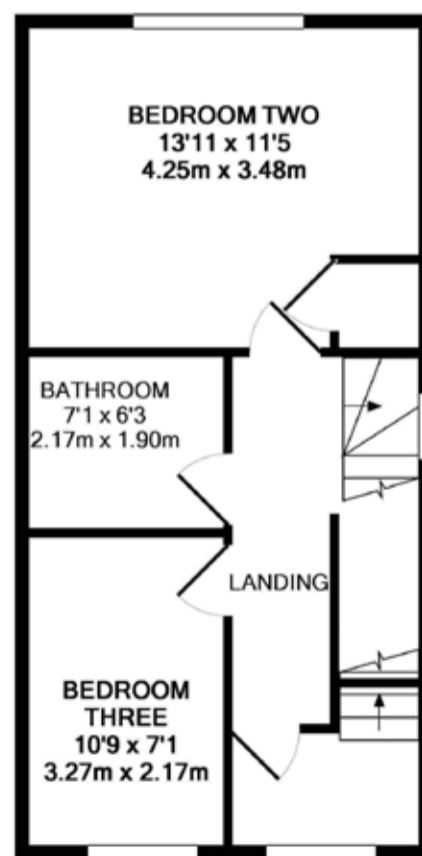
Floor Plans
(Not to scale)



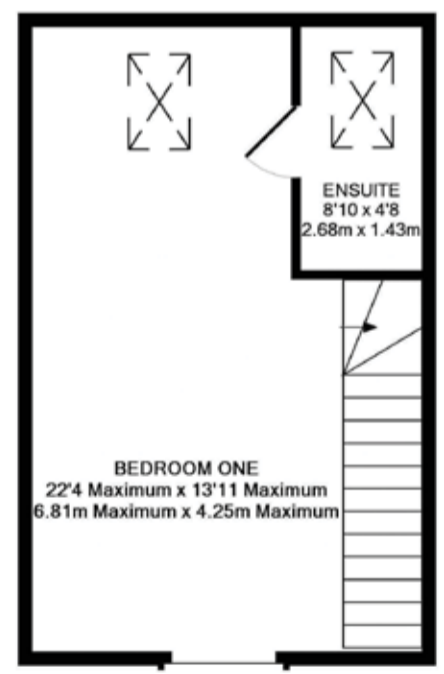
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GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TARPORLEY

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Cheshire CW6 0AG

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tarporley@hinchliffeholmes.co.uk

NORTHWICH




28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

52 Firecrest Way

Kelsall, Cheshire CW6 0RX

 1 Reception Rooms  3 Bedrooms  2 Bathrooms

Situated in a most convenient and popular location a beautifully-presented semi-detached townhouse with well-proportioned and flexible accommodation throughout. Landscaped private gardens and driveway providing off road parking for two vehicles.

LOCATION

Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside.

Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctors surgery, vets practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning and Price have completed a complete refurbishment of the pub in the centre of the village now called The Morris Dancer. In addition there are two further pubs - The Royal Oak and The Farmers Arms. There is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig.

For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby OUTSTANDING Ofsted rated Tarporley High School.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills - known locally as 'Little Switzerland'.

In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest. With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester - Manchester or Liverpool - London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive - Liverpool John Lennon International Airport and Manchester International Airport.

DIRECTIONS

From Tarporley proceed out of the village in the direction of Chester taking a right turn onto Utkinton Road. Continue along for several miles passing the Rose Farm Shop on the right hand side and continue until reaching a junction with the Willington Hall Hotel immediately in front of you. Turn right onto Willington Lane and proceed. Follow the road until the t-junction and turn left onto Church Street. At the next t-junction turn right onto Flat Lane and in a short distance turn right onto Firecrest Way where the property will be found.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Entrance Hall

Fitted carpet, radiator, stairs to First Floor.
Door leading to:-

Dining Kitchen 5.26m (17'3) x 4.24m (13'11) Max

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, UPVC double glazed window to front, integrated fridge, integrated freezer, integrated dishwasher, single oven with four ring gas hob over and splashback with extractor fan over, stainless steel double sink with drainer and mixer tap, radiator, space for table, wood effect vinyl flooring, integrated washing machine, inset downlighters.

Separate WC 1.6m (5'3) x .93m (3'1)

Wash basin with mixer tap and tiled splashback, radiator, low level WC, inset downlighters, wood effect vinyl flooring.

Lounge 4.24m (13'11) x 3.48m (11'5)

Patio doors to rear with opening glass feature panels, radiator.

OUTSIDE

Garden

To the rear there is a patio area ideal for outside entertainment that opens onto the garden which is mainly laid to lawn with fencing creating privacy. There is a shed and a gate leading to the front of the property.
To the front there is a driveway providing off road parking for two vehicles.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band D.

POSTCODE

CW6 0RX

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

FIRST FLOOR

Landing

Window to side, radiator.

Bedroom Two 4.24m (13'11) x 3.48m (11'5)

UPVC double glaze window to rear, radiator, door to storage cupboard.

Bedroom Three 3.28m (10'9) x 2.16m (7'1)

UPVC double glazed window to front, radiator.

Bathroom 2.16m (7'1) x 1.91m (6'3)

Low level WC, vinyl flooring, pedestal wash basin with mixer tap, half tiled walls, radiator, panel bath with electric shower over and fully tiled wall splashback, inset downlighters.

Inner Landing

Window to front, radiator, stairs to Second Floor.

SECOND FLOOR

Bedroom One 6.81m (22'4) Max x 4.24m (13'11) Max

UPVC double glazed window to front, radiator, Velux window to back, under eaves storage.

En-suite Shower Room 2.69m (8'10) x 1.42m (4'8)

Half tiled walls, wash basin with mixer tap, heated towel rail, vinyl flooring, low level WC, shower cubicle with fully tiled walls and electric wall mounted shower head over, inset downlighters, Velux window to rear.

